

When Recorded, Return To:

Kirton McConkie PC
Attn: Xanna DeGooyer
Kirton McConkie Building
50 East South Temple
Salt Lake City, UT 84111

Tax Parcel No. 08-076-0120

16-020696

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, UTAH SCHOOL DEVELOPMENT FC, LLC, a Utah limited liability company ("Grantor"), whose address is 290 N. Flint Street, Kaysville, Utah 84037, hereby conveys and warrants, against all who claim by, through, or under Grantor, to ASCENT ACADEMIES OF UTAH, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 22 South 650 West, Farmington, Utah 84025, the real property located in Davis County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

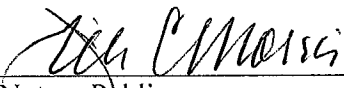
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 9 day of May, 2016.

Grantor: UTAH SCHOOL DEVELOPMENT FC, LLC,
a Utah limited liability company
By: [Signature]
Name: SHARON KUMPAK
Its: MGR

[notary acknowledgement on following page.]

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this 9 day of May, 2016, personally appeared before me SHELDON KILLPACK, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the MANAGER of UTAH SCHOOL DEVELOPMENT FC, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



Notary Public

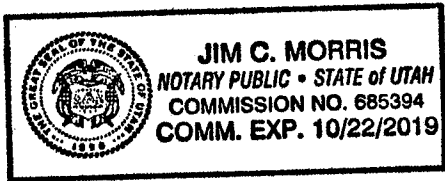


EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Davis County, Utah, specifically described as follows:

PARCEL 1 (Including UDOT Parcel)

BEGINNING AT THE CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 00°05'50" EAST 473.66 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 90°00'00" WEST 341.46 FEET; THENCE NORTH 0°00'00" EAST 40.47 FEET; THENCE SOUTH 90°00'00" WEST 226.66 FEET TO A POINT 20 FEET EASTERLY FROM THE TOP BANK OF A STREAM; THENCE NORTHEASTERLY ALONG SAID LINE NORTH 25°00'10" EAST 47.76 FEET, NORTH 25°46'40" EAST 66.33 FEET, NORTH 32°55'22" EAST 97.73 FEET, NORTH 30°33'52" EAST 56.47 FEET, NORTH 30°48'40" EAST 60.62 FEET, NORTH 36°08'11" EAST 57.53 FEET, NORTH 50°39'16" EAST 48.30 FEET, NORTH 56°01'08" EAST 63.21 FEET, NORTH 55°21'40" EAST 63.44 FEET, NORTH 45°20'11" EAST 126.41 FEET TO A POINT ON A 475.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 119.83 FEET, (CENTRAL ANGLE=14°27'15", CHORD BEARING AND DISTANCE=SOUTH 82°21'57" EAST 119.51 FEET); THENCE SOUTH 89°34'49" EAST 20.99 FEET; THENCE SOUTH 00°07'40" EAST 73.85 FEET TO THE POINT OF BEGINNING.
08-076-0117 & 0090

PARCEL 1A

TOGETHER WITH A RIGHT OF WAY FOR AN IRRIGATION DITCH AND INGRESS AND EGRESS FOR THE PURPOSE OF MAINTAINING, REPAIRING AND REPLACING THE IRRIGATION DITCH. ALSO THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN A WATER WELL OVER AND ACROSS THE PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1354 AT PAGE 866 OF OFFICIAL RECORDS.

ALSO:

TOGETHER WITH A PERPETUAL RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING A WATER WELL AND ACROSS THE PROPERTY AS DESCRIBED IN EASEMENT AND RIGHT OF WAY, SUBJECT TO THE TERMS AND CONDITIONS THEREIN, RECORDED JUNE 6, 1990 AS ENTRY NO. 893013 IN BOOK 1354 AT PAGE 870 OF OFFICIAL RECORDS.

The following is shown for informational purposes only: Tax Parcel No. 08-076-0120.

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2016 are now a lien, but not yet due.
Tax ID No. 08-076-0120. (2015 taxes were paid in the amount of \$117,822.61)
 2. Said property is included within the boundaries of WEBER BASIN WATER CONSERVANCY DISTRICT, FARMINGTON CITY, CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, and is subject to the charges and assessments thereof. (Paid current)
 3. **AGREEMENT**
Between: Property owners of the land adjacent to and in connection with the creek channel commonly known as Farmington big Creek, The North Cottonwood Irrigation Company, Davis County Commissioners, Utah State Fish And Game Department
Dated: June 26, 1937
Recorded: August 30, 1937
Entry No.: 66677
Book/Page: L/319
 4. Warranty Deed.
Recorded: December 03, 1975
Entry No.: 424077
Book/Page: 585/394
- Petition to WEBER BASIN WATER CONSERVANCY DISTRICT for the allotment of municipal untreated water recorded July 01, 2014 as Entry No. 2811160, in Book/Page 6051/75.
5. The following Matters as shown on ALTA Survey dated September 14, 2015 and revised September 14, 2015, entitled "Ascent academy: Farmington Campus", by Silverpeak Engineering:
 - a. Existing storm drain and catch basins
 - b. FEMA Flood zone X
 - c. Existing Sanitary Sewer lines
 - d. Existing water & fire lines
 - e. Surveyor's Notations
 6. **RECIPROCAL USE AGREEMENT**
Between: Farmington City, a Utah municipal corporation
And: Utah School Development FC, LLC

Dated: December 17, 2013
Recorded: December 19, 2013
Entry No.: 2782356
Book/Page: 5918/324

When Recorded, Mail To:

Kirton McConkie
Attn: Joel Wright
Thanksgiving Park Four
2600 W. Executive Parkway
Suite 400
Lehi, Utah 84043

(Space above for Recorder's use only)

**CORRECTED
WARRANTY DEED**

Lehi School Development, LLC

GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by

Lehi School Development, LLC

GRANTEE(S), of 290 North Flint Street, Ste. "A" Kaysville, UT 84037

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in Utah County, Utah:

See attached Exhibit "A"

12-031-0084, 0085, 0086

Note: The intent of this deed is to divide two parcels into three

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

This Corrective Warranty Deed is being recorded to amend and restate the legal descriptions found in the Warranty Deed recorded on June 12, 2015, as Entry No. 51809:2015 and the Corrective Warranty Deed recorded on August 9, 2017, as Entry No. 77269:2017. This Corrective Warranty Deed shall not be deemed to be a new encumbrance on title, but instead correct errors in the legal description of the aforementioned Warranty Deed and Corrective Warranty Deed. As such, the effective date of this Corrective Warranty Deed shall date back to June 12, 2015, and the priority of the prior deeds in the chain of title shall not be affected.

[Signature Page Follows]

WITNESS our hands on this 16th day of August, 2017.

Lehi School Development, LLC

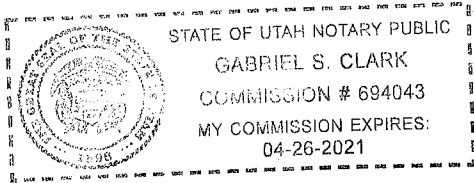
By: _____

Name: Jed Stevenson

Its: Manager

STATE OF UTAH)
 :SS
 COUNTY OF Davis)

On this 16th day of August, 2017, personally appeared before me Jed Stevenson, known or satisfactorily proved to me to be the Manager of **Lehi School Development, LLC**, who acknowledged to me that s/he signed the foregoing instrument as Manager for said company.



[Signature]
 Notary Public

EXHIBIT "A"

[Legal Description of the Property]

PARCEL 1:

BEGINNING AT A POINT THAT IS SOUTH 0°46'44" WEST 46.00 FEET AND NORTH 90°00'00" EAST 771.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 90°00'00" EAST 391.90 FEET; THENCE SOUTH 1°51'40" WEST 293.15 FEET; THENCE SOUTH 88°59'03" EAST 178.12 FEET TO A FENCE LINE; THENCE SOUTH 1°49'54" WEST ALONG SAID FENCE LINE 550.55 FEET; THENCE NORTH 90°00'00" WEST 554.39 FEET; THENCE NORTH 0°46'44" EAST 846.50 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS NORTH 0°27'25" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 7, T5S, R1E, SLB&M.

LESS AND EXCEPTING ANY PORTION OF LAND LYING WITHIN THE BOUNDS OF 900 NORTH STREET.

PARCEL 2:

BEGINNING AT A POINT THAT IS SOUTH 0°46'44" WEST 46.00 FEET AND NORTH 90°00'00" EAST 1163.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 1°51'40" WEST 293.15 FEET; THENCE SOUTH 88°59'03" EAST 178.12 FEET TO A FENCE LINE; THENCE NORTH 1°49'54" EAST ALONG SAID FENCE LINE 123.56 FEET; THENCE NORTH 88°59'03" WEST 158.06 FEET; THENCE NORTH 1°51'40" EAST 169.94 FEET; THENCE NORTH 90°00'00" WEST 20.01 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS NORTH 0°27'25" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 7, T5S, R1E, SLB&M.

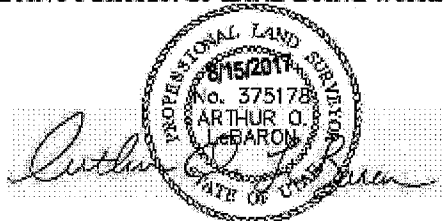
LESS AND EXCEPTING ANY PORTION OF LAND LYING WITHIN THE BOUNDS OF 900 NORTH STREET.

PARCEL 3:

BEGINNING AT A POINT WHICH IS SOUTH 0°46'44" WEST 46.00 FEET AND NORTH 90°00'00" EAST 1183.87 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 90°00'00" EAST 158.03 FEET; THENCE SOUTH 1°49'54" WEST ALONG A FENCE LINE 172.74 FEET; THENCE NORTH 88°59'03" WEST 158.06 FEET; THENCE NORTH 1°51'40" EAST 169.94 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS NORTH 0°27'25" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 7, T5S, R1E, SLB&M.

LESS AND EXCEPTING ANY PORTION OF LAND LYING WITHIN THE BOUNDS OF 900 NORTH STREET.



Mail Recorded Deed and Tax Notice To:
Ascent Academies of Utah, a Utah nonprofit corporation
2199 West 900 North
Lehi, UT 84043

ENT 29480:2019 PG 1 of 2
Jeffery Smith
Utah County Recorder
2019 Apr 10 09:50 AM FEE 12.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 111513-JCP

SPECIAL WARRANTY DEED

Lehi School Development, LLC

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ascent Academies of Utah, a Utah nonprofit corporation

GRANTEE(S) of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 12-031-0085 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 4 day of April, 2019.

Lehi School Development, LLC

BY:

[Signature]
Name: Sheldon Killpack
Its: Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 4th day of April, 2019, personally appeared before me Sheldon Killpack, who being by me duly sworn did say that he is the Manager of Lehi School Development, LLC, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Sheldon Killpack acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

* limited liability company, and that they as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

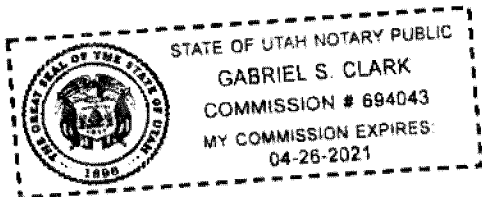


EXHIBIT A

Beginning at a point that is South $00^{\circ}46'44''$ West 46.00 feet and North $90^{\circ}00'00''$ East 1163.86 feet from the West quarter corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence South $01^{\circ}51'40''$ West 293.15 feet; thence South $88^{\circ}59'03''$ East 178.12 feet to a fence line; thence North $01^{\circ}49'54''$ East along said fence line 123.56 feet; thence North $88^{\circ}59'03''$ West 158.06 feet; thence North $01^{\circ}51'40''$ East 169.94 feet; thence North $90^{\circ}00'00''$ West 20.01 feet to the point of beginning. The basis of bearing is North $00^{\circ}27'25''$ East between the Southwest corner and the West quarter corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING any portion of land lying within the bounds of 900 North Street.

12119629
8/25/2015 2:58:00 PM \$18.00
Book - 10355 Pg - 7288-7292
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE LAYTON
BY: eCASH, DEPUTY - EF 5 P.

When Recorded, Return To:

Kirton McConkie PC
Attn: Elysa Dishman
Thanksgiving Park Four
2600 W. Executive Parkway, Suite 400
Lehi, Utah 84043

Tax Parcel No. 20-35-200-044

052981

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, UTAH SCHOOL DEVELOPMENT WJ, LLC, a Utah limited liability company ("Grantor"), whose address is 352 N. Flint Street, Kaysville, Utah 84037, hereby conveys and warrants, against all who claim by, through, or under Grantor, to ASCENT ACADEMIES OF UTAH, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 5662 West 8200 South, West Jordan, Utah 84084, the real property located in Salt Lake County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 24 day of AUGUST, 2015.

Grantor:

UTAH SCHOOL DEVELOPMENT WJ, LLC,
a Utah limited liability company

By:

Name:

Its:

JED STEVENSON

MEMBER

[notary acknowledgement on following page.]

STATE OF UTAH)
COUNTY OF DAVIS) ss.

On this 24 day of AUGUST, 2015, personally appeared before me JEN STEVENSON, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the MEMBER of UTAH SCHOOL DEVELOPMENT WJ, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.

J. C. Morris
Notary Public

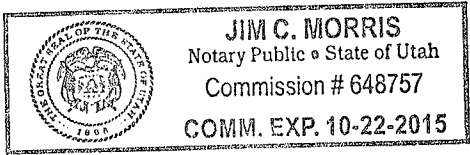


EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Salt Lake County, Utah, specifically described as follows:

ALL OF LOT 1, CLAY HOLLOW SUBDIVISION PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED FEBRUARY 14, 2014 AS ENTRY NO. 11804743 IN BOOK 2014 OF PLATS AT PAGE 36 IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

The following is shown for informational purposes only: Tax Parcel No. 20-35-200-044.

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2015 are now a lien, but not yet due. Tax ID No. 20-35-200-044. (2014 taxes were paid in the amount of \$3,271.57 out of Tax ID No. 20-35-200-043)

2. Said property is included within the boundaries of West Jordan City, and is subject to the charges and assessments thereof.

(All fees and assessments are current as of dated of recording)

Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. (All fees and assessments are current as of date of recording)

"Paid current through date of Policy"

3. A right-of-way and Easement for the flow and maintenance of Barney's Creek, as disclosed by the Salt Lake County ownership/reference maps.

4. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: UTAH POWER & LIGHT COMPANY

Recorded: January 5, 1987

Entry No.: 4379042

Book/Page: 5861/2492

5. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: UTAH POWER & LIGHT COMPANY

Recorded: January 30, 1987

Entry No.: 4393217

Book/Page: 5871/2337

6. DEVELOPMENT AGREEMENT and the terms, conditions and limitations contained therein:

Recorded: May 11, 2009

Entry No.: 10699052

Book/Page: 9721/4253

7. DEVELOPMENT AGREEMENT, THE HIGHLANDS SUB-AREAS MASTER PLAN and the terms, conditions and limitations contained therein:

Recorded: December 20, 2012

Entry No.: 11540553

Book/Page: 10090/1018

AGREEMENT and the terms, conditions and limitations contained therein:

Recorded: February 14, 2014

Entry No.: 11804741
Book/Page: 10211/3508

8. The following matters as shown on ALTA/ACSM Land Title Survey dated August 14, 2015 by Silverpeak Engineering entitled "Ascent Academy West Jordan":

- a. Public Utility & Drainage Easements
- b. FEMA Flood Zone X
- c. Check Meter Easements in favor of the City of West Jordan
- e. Power Line Easement along the Easterly line
- f. Existing water lines, storm drain lines & sanitary sewer lines
- g. Surveyor's notations

13113741
10/31/2019 4:32:00 PM \$40.00
Book - 10854 Pg - 2952-2956
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

When Recorded, Return To:

Kirton McConkie PC
Attn: Joel Wright
Thanksgiving Park Four
2600 West Executive Parkway, #400
Lehi, Utah 84043

Tax Parcel No. 14-35-428-024

116738 JUF

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, WEST VALLEY SCHOOL DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), whose address is 290 N. Flint Street, Suite A, Kaysville, Utah 84037, hereby conveys and warrants, against all who claim by, through, or under Grantor, to ASCENT ACADEMIES OF UTAH, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 5685 W. Cilma Drive, West Valley City, Utah 84128, the real property located in Salt Lake County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

[Signature to Follow]

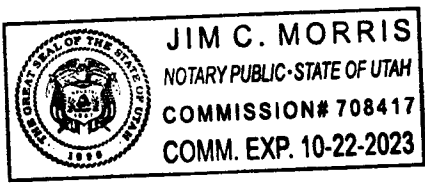
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of October, 2019.

Grantor: WEST VALLEY SCHOOL DEVELOPMENT, LLC, a Utah limited liability company

By: [Signature]
Name: Sheldon Killpack
Its: Manager

STATE OF UTAH)
COUNTY OF DAVIS) ss.

On this 30th day of October, 2019, personally appeared before me Sheldon Killpack, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the MANAGER of WEST VALLEY SCHOOL DEVELOPMENT, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



[Signature]
Notary Public

EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Salt Lake County, Utah, specifically described as follows:

Lot 1, ASCENT SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah on August 16, 2018 as Entry No. 12830862 in Book 2018P at Page 286.

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2019 are a lien now due and payable in the amount of \$132,725.92 but will not become delinquent until November 30, 2019 under Parcel No. 14-35-428-024.
10. The herein described Land is located within the boundaries of West Valley City, Magna Mosquito Abatement District, Jordan Valley Water Conservancy District, Granger - Hunter Improvement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder. (paid current)
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the public records.
13. Easements, notes and restrictions as shown on the recorded plat for Ascent Subdivision, recorded August 16, 2018 as Entry No. 12830862 in Book 2018P at Page 286.
14. Long Term Storm Water Management Permit, recorded August 23, 2018 as Entry No. 12835053 in Book 10705 at Page 5588.

15. Utah Department of Transportation Drainage Agreement between Utah Department of Transportation and West Valley School Dev. dated February 20, 2018 and recorded September 21, 2018 as Entry No. 12853206 in Book 10714 at Page 5909.

16. Intentionally deleted by Title Company.

17. Intentionally deleted by Title Company.

18. Intentionally deleted by Title Company.

19. Intentionally deleted by Title Company.

20. Intentionally deleted by Title Company.

21. Intentionally deleted by Title Company.

22. Intentionally deleted by Title Company.

23. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of October 10, 2019, as Job No. 9404, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:

- a. Various utility lines and/or facilities outside of recorded easements
- b. Fence lines do not coincide with recorded boundaries

24. Deed of Trust from Ascent Academies of Utah, a Utah nonprofit corporation to TBD, Trustee for CLI Capital, a Real Estate Investment Trust, together with its successors and assigns, in the principal sum of \$TBD dated and recorded TBD as Entry No. TBD in Book TBD at Page TBD.